

MARK	DATE	DESCRIPTION

PROJECT #: 23-069
 DRAWN BY: L. WESTON
 PROJECT MANAGER: J. DAY
 ISSUED: 4/20/2023

SITE & UTILITY

GENERAL NOTES:

- PARCEL TAX ID: 19-060-0012
- PARCEL ZONING: LIMITED MANUFACTURING (M-1)
- PARCEL AREA: 9.66 AC ±
- PARKING CALC: 1 STALL PER 500 SQ FT REQUIRED
STALLS REQUIRED: 63
STALLS PROVIDED: 98
- LEGAL DESCRIPTION: PART OF LOT 11, WEBER INDUSTRIAL PARK, PLAT A OF THE WEBER COUNTY RECORDER, PART OF SECTION 36, TOWNSHIP 7, RANGE 2 WEST, SLB&M.

PROJECT CONTACTS:

DEVELOPER:
 ISAAC BUNDY
 UNITED COMMERCIAL CAPITAL
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SURVEYOR:
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Civil Solutions Group, Inc.
 Designing Our Future

Project: Rulon Flex Space
 Date: 14-Apr-23
 Location: Weber County, UT
 Method: Rational

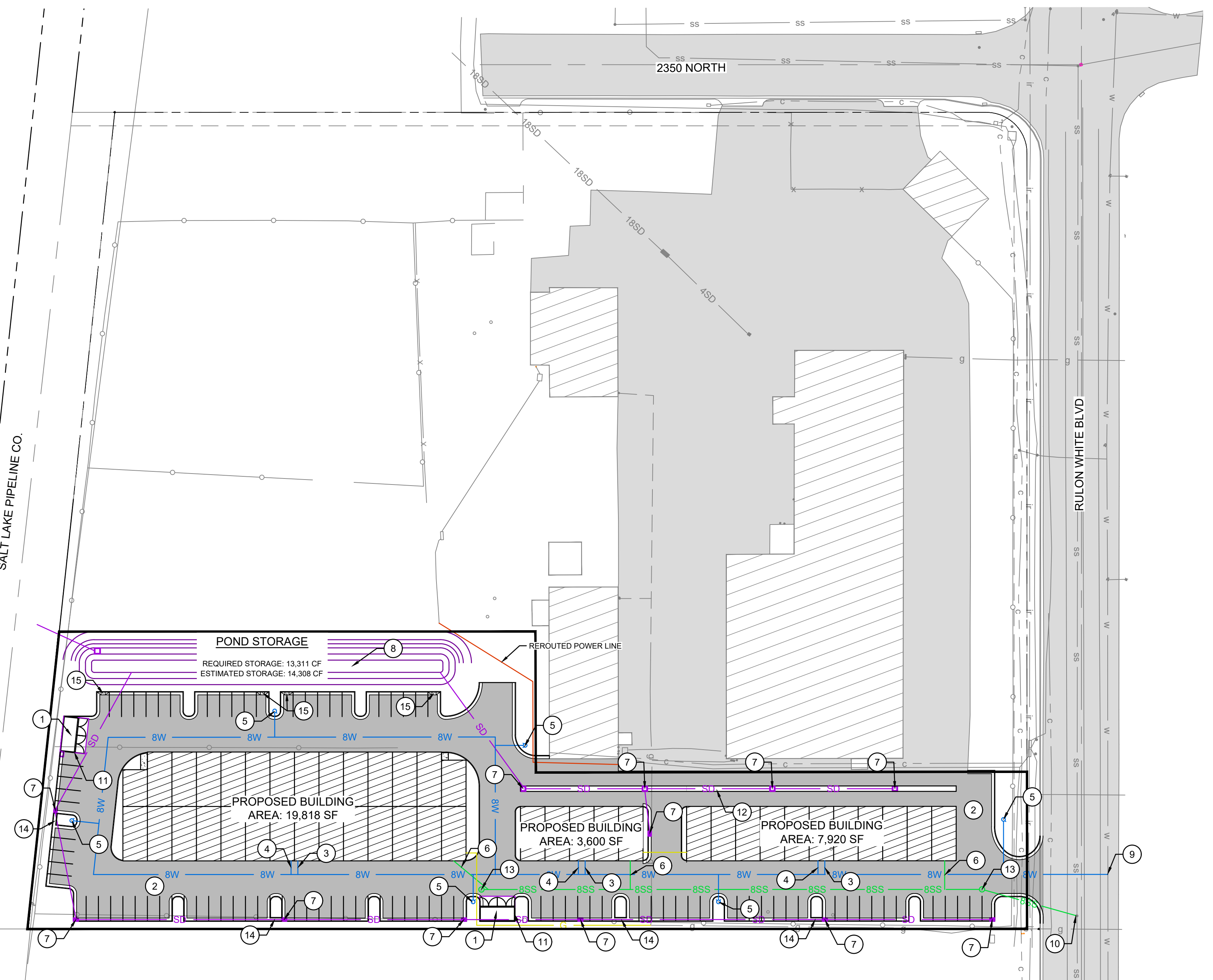
Post Development Area:

	Area (acres)	Runoff Coefficient	Weighted Area
Road Hardscape	1.43	0.90	1.29
Rooftops	0.71	0.90	0.64
Open Space	0.62	0.10	0.06
Total Area	2.76 acres		
Total Weighted Area:			2.17

Design Storm: 100 year, 24-hr storm
 Release Rate (0.1 cfs/acre to canal): **0.28** cfs

Duration (min)	Intensity (in/hr)	Post-Dev. Runoff (cfs)	Total Runoff (CF)	Cumulative Allow. Discharge (CF)	Detention Storage Req'd (CF)
5	6.76	14.70	4,411	83	4,328
10	5.14	11.18	6,707	166	6,542
15	4.24	9.22	8,299	248	8,051
30	2.86	6.22	11,196	497	10,699
60	1.77	3.85	13,858	994	12,864
120	0.98	2.12	15,299	1,988	13,311
180	0.67	1.45	15,667	2,982	12,685
360	0.37	0.81	17,475	5,964	11,512
720	0.23	0.50	21,421	11,928	9,494
1440	0.13	0.27	23,676	23,855	-179
2880	0.07	0.15	26,683	47,710	-21,027

Total Storage Required: 13,311 CF
90th-Percentile Storm Volume (0.6-Inches): 6,013 CF



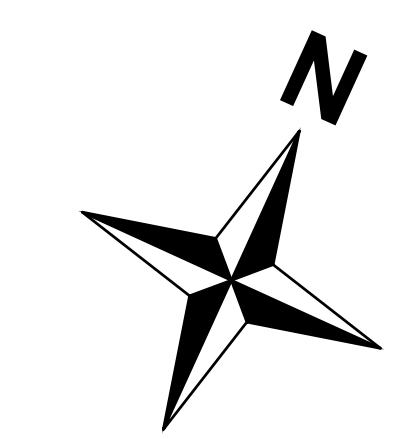
① SITE SHEET KEY NOTES:
 PROVIDE, INSTALL, AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- 6" FIRE LINE
- 4" CULINARY WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- 4" SANITARY SEWER SERVICE
- STORM WATER STRUCTURE
- STORM WATER POND
- CONNECTION TO EXISTING WATERLINE
- CONNECTION TO EXISTING MANHOLE
- DUMPSTER ENCLOSURE
- CONCRETE WATERWAY
- SANITARY SEWER MANHOLE
- PASS THROUGH CURB
- CURB CUT

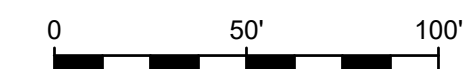
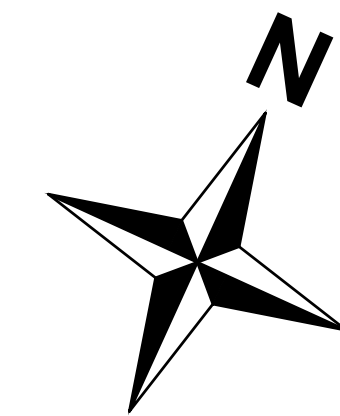
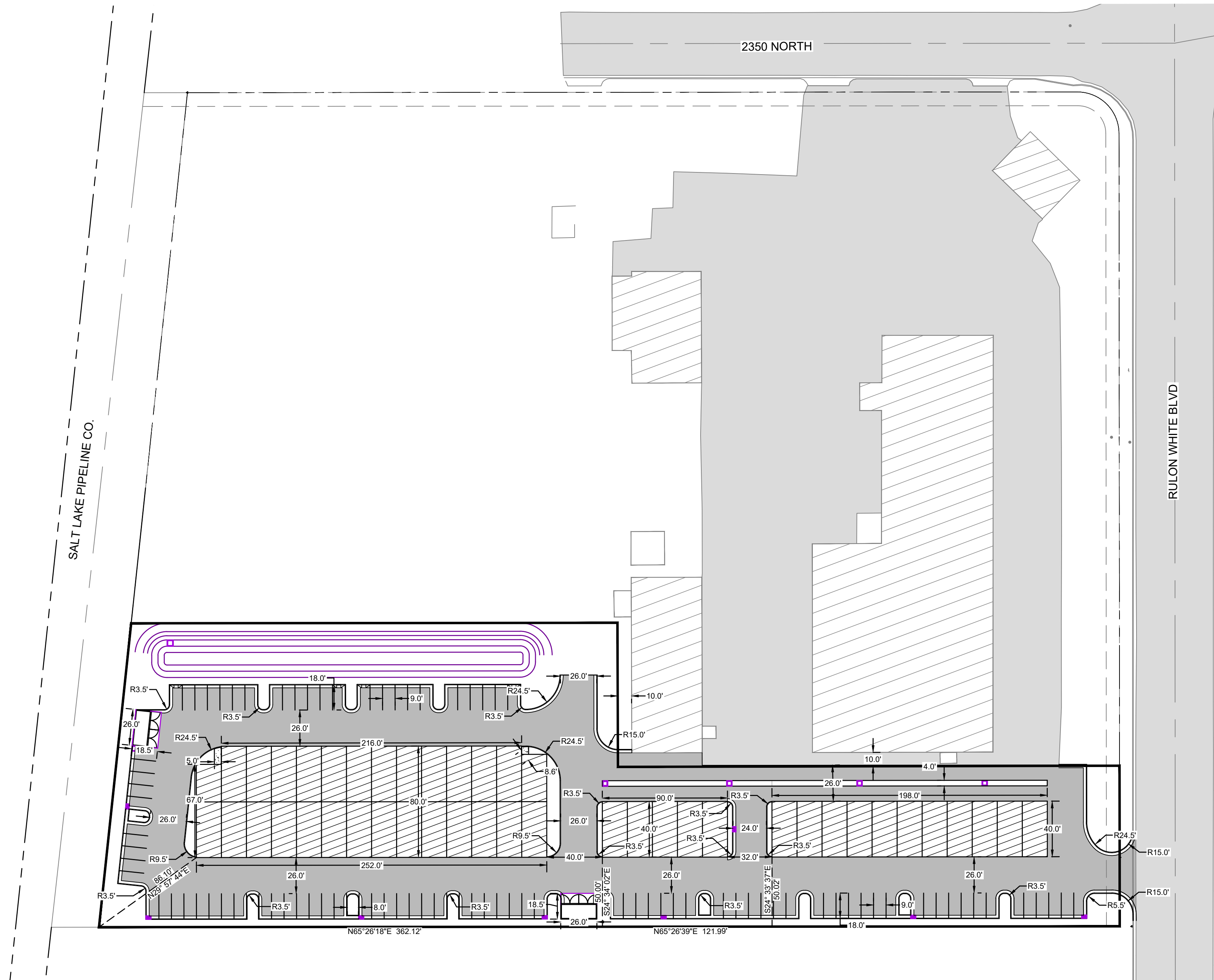
STORMWATER NARRATIVE:

THIS SITE SHALL BE DESIGNED TO DETAIN THE WEBER COUNTY 100-YR 24-HR STORM. DUE TO SUB-OPTIMAL INFILTRATION RATES, A RETENTION DESIGN IS NOT RECOMMENDED. IT IS THEREFORE PROPOSED FOR THIS SITE TO INCLUDE A DETENTION ONLY FACILITY. STORMWATER WILL BE RELEASED AT THE SITE'S PRE-DEVELOPMENT RUNOFF RATE OF .28 CFS. THIS SITE SHALL CONFORM TO ALL STANDARDS OUTLINED IN THE WEBER COUNTY STORMWATER DESIGN STANDARDS. SEE THIS SHEET FOR STORMWATER CALCULATIONS.

ALL RUNOFF WILL BE CONVEYED AND STORED IN THE STORMWATER POND. THIS POND WILL BE SIZED TO STORE THE ENTIRETY OF THE SITE. THIS POND WILL BE APPROXIMATELY (3' + 1' OF FREEBOARD). THE POINT OF DISCHARGE WILL BE INTO THE EXISTING DITCH THAT RUNS ALONG THE WEST SIDE OF THE PROPERTY.



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CIVIL SOLUTIONS GROUP, INC. AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY OTHER PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF CIVIL SOLUTIONS GROUP, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT. THESE PLANS ARE DRAWN TO SCALE WHEN PLOTTED ON A 24" X 36" SHEET OF PAPER. THESE PLANS ARE PRODUCED IN COLOR AND SHOULD BE PLOTTED AS SUCH.



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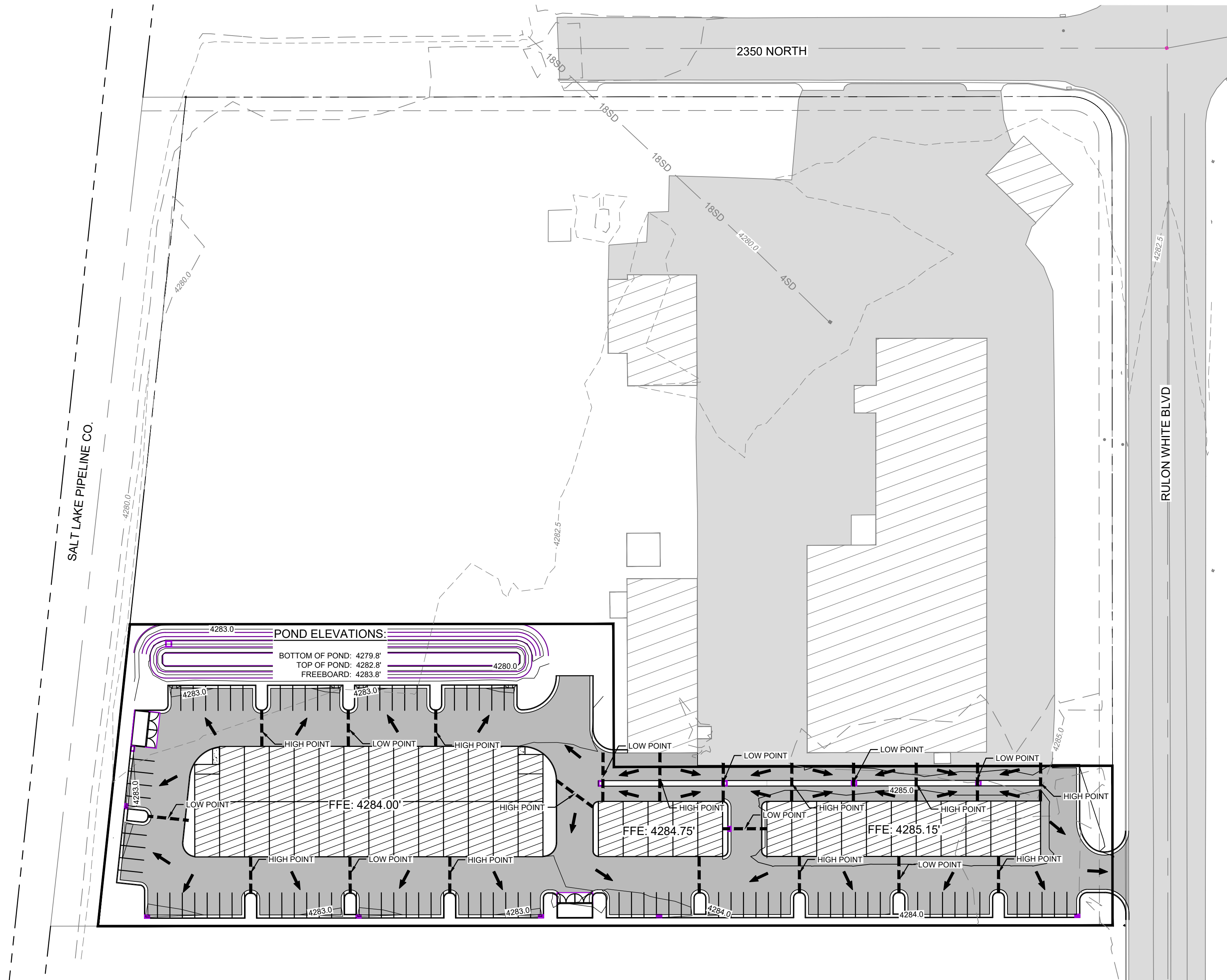
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RULON SMALL FLEX SPACE
 PRELIMINARY SITE PLAN
 1546 WEST 800 SOUTH
 NORTH OGDEN, UT 84414

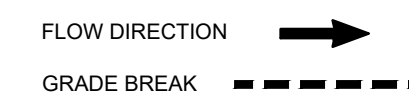
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DIMENSION PLAN



SHEET LEGEND:



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